

Chadds Ford Township Board of Supervisors Meeting  
May 7, 2003  
M I N U T E S

OFFICIALS PRESENT: James E. Shipley, Chairman  
Deborah Love D'Elia, Vice-Chairman  
George M. Thorpe, Member  
Hugh A. Donaghue, Esquire, Township  
Solicitor  
James C. Kelly, Township Engineer  
Richard J. Jensen, Building Inspector, CEO  
Maryann D. Furlong, Secretary/Treasurer

## CALL TO ORDER

Mr. Shipley called the meeting to order at 7:30 PM. Those present gave the Pledge of Allegiance.

Mr. Shipley voiced his opinion that while efficient meetings are a goal for all, the issues and comments should govern the length of each meeting presented and cannot necessarily be held to specific timeframes.

## PUBLIC COMMENT

Jim Murray offered congratulations to all those who helped with the recent spring cleanup of the Township sponsored by the Civil Association.

Carol Carter, 9 Summit Drive, presented the Supervisors with a letter on behalf of residents regarding the recent Toll Brothers presentation and a comment that had been made regarding the use of Summit Drive as an access road to that proposed development.

Josephine Manfredi, 64 Longview Road, suggested that possible traffic issues might be a reason to not develop the property at all.

Mrs. Kimes, 2 Summit Drive, voiced an objection regarding possible increased traffic. Mrs. Kimes also reported a water drainage problem in her side yard. Mr. Prabel is to contact Mrs. Kimes in this regard.

Jack Tobin spoke regarding the mandatory sewer tie in and the high cost of both tie in and monthly fees. Mr. Donaghue stated that although Mr.

Shipley had asked him to respond to Mr. Tobin's letter in writing, he had deemed that to be premature since to date, there is no sewer line.

## APPROVAL OF MINUTES

Mr. Shipley asked that a motion be made to approve the minutes of the Board of Supervisors meeting of April 2, 2003.

### MOTION TO APPROVE MINUTES

Upon motion and second (Thorpe, D'Elia), Mrs. Love D'Elia and Mr. Thorpe voted to approve the minutes of the Board of Supervisors meeting of April 2, 2003, Draft of 4/18/03-8:42 AM. Mr. Shipley abstained because he had not been present at the meeting.

## REPORTS

### STATE POLICE REPORT

A report was not available.

### SUPERVISOR'S REPORTS

Mrs. Love D'Elia reported that she had attended a two day conference sponsored by PSATS in Hershey and had brought back materials for the Open Space Committee regarding the development of Land Trusts.

### TREASURER'S REPORT

Mrs. Furlong reported the following balances for April, 2003:

Total all funds:	\$ 726,024.37
Total all deposits to General Fund:	\$ 88,355.92
Total disbursements General Fund:	\$ 42,616.51
Total disbursement Escrow Fund:	\$ 17,950.00

### MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (D'Elia, Thorpe), the Board unanimously approved the Treasurer's Report for April, 2003, and the payment of bills as listed on the statement of May 6, 2003.

### ROADMASTER REPORT

Mr. Prabel presented the Roadmaster's report for the month of April, 2003, a copy of which is attached hereto.

Mr. Reiter asked what precautions PennDOT will take to prohibit tractor-trailer trucks from using Route 100 after the SEPTA bridge is removed. Mr. Prabel responded that the Township would most likely need to petition PennDOT for signage to restrict truck traffic.

Mr. Reiter also asked that PennDOT be contacted regarding a bump on Webb Road north of Atwater Road. Mr. Prabel will do so.

#### MOTION TO PETITION PENNDOT REGARDING SIGNAGE AND ROAD LIMITATIONS ON ROUTE 100

Upon motion and second (Shipley, D'Elia), the Board of Supervisors instructed the Township Engineer and Roadmaster to petition PennDOT to install appropriate signage along Route 100 between Route 1 and the state line to acknowledge the road limitations in that section.

#### MOTION TO APPROVE SIGNAL SERVICE CONTRACT

In accordance with the recommendation of the Roadmaster, upon motion and second (Thorpe, D'Elia), the Board of Supervisors unanimously approved renewal of the Signal Service contract at the rate of \$425 per traffic signal, effective June 1, 2003.

#### PLANNING COMMISSION

Mr. Taylor presented the Planning Commission minutes for the meeting of Wednesday, April 30, 2003, a copy of which follows.

Approval of a contract to codify the Township's ordinance will be placed on the June agenda for approval at that time.

Mrs. Love D'Elia asked members of the Planning Commission to review the Feasibility Study as prepared by Spotts, Stevens and McCoy and make recommendations to the Township. Mr. Taylor will try to accommodate the Supervisors by considering the study at the next workshop with the aim of holding a public hearing at 7:00 PM prior to the June 4<sup>th</sup> Board of Supervisors meeting.

#### ZONING HEARING BOARD

Mr. Wandersee reported that the Zoning Hearing Board had no applicants and no hearings during the month of April, thus no report.

## HARB

Mr. Jensen stated that there was nothing to report for the month.

## SEWER AUTHORITY

Mr. Murray presented the Sewer Authority's report for April, 2003, a copy of which is attached hereto.

Mr. Thorpe thanked Christopher Furlong for recently reporting a missing Verizon manhole cover on Route 1 in front of Hank's Restaurant.

## BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen reported on the number of permits that had been issued during the month of April, 2003, and submitted a written report reflecting same.

## TOWNSHIP ENGINEER

Mr. Kelly presented the Engineer's report for the month of April, 2003, a copy of which follows.

Mrs. Furlong will ask the applicant on the Tremonte Subdivision to grant an extension of the MPC deadline for at least an additional ninety (90) days from July 1, 2003.

## SOLICITOR'S REPORT

Mr. Donaghue reported that pursuant to the Supervisors' instructions, he is in the process of reviewing the PRD Ordinance. Agreements had been obtained from the Sewer Authority's solicitor in reference to objections to the Ridge Road extension.

Mr. Kelly had informed Mr. Donahue that some type of plan will be submitted by Toll Brothers regarding development of Camp Sunset Hill site. Mr. Donaghue has been receiving numerous telephone calls regarding the development of Camp Sunset Hill as a result of the meeting that had been held on April 22, 2003.

Mr. Shipley recognized Mrs. Manfredi and Ann McLaughlin, who spoke regarding the development of the site.

Barbara Truluck asked to be able to review the PRD ordinance. Mr. Shipley stated that same is available at the Township building during

normal business hours.

Ann Pounds spoke to the issue of public access to the open space areas of the Toll Brothers development and suggested that the Friends of Camp Sunset Hill may be helpful in future negotiations.

#### OPEN SPACE COMMITTEE

Mrs. Love D'Elia presented the report for Open Space chairman, Debbie Reardon, a copy of which follows. All Supervisors have been asked to attend the June meeting.

#### TOWNSHIP PROPERTIES COMMITTEE

Mr. Thorpe presented the report for the Township Properties Committee dated May 7, 2003, which was also submitted in writing.

Mrs. Tobin suggested that the cemetery at the Mother Archie's site remain as untouched as possible to preserve the charm of the area.

Mrs. Love D'Elia reported that the Heritage Commission of Delaware County had recently presented a Preservation Award for work on the Parsonage by local resident Leonard C. Giunta.

#### MOTION TO APPROVE SURVEY OF PROPERTY ON BULLOCK ROAD

Upon motion and second (Thorpe, D'Elia), the Board of Supervisors unanimously approved the expenditure of \$550 for a survey to be conducted by Regester Associates of the Township property at the northwest corner of Ring and Bullock Roads.

#### EMERGENCY MANAGEMENT COORDINATOR

A report was not available.

#### FIRE MARSHALL

Mr. Shipley reported that work is ongoing.

#### FINANCIAL ADVISORY BOARD

Ms. Love D'Elia stated that she is working with the Elko Advisory Group regarding recommendations presented in the management letter. Mrs. Furlong is

continuing to meet with prospective auditors and will present written proposals to members of the Financial Advisory Board at the next meeting.

## OLD BUSINESS

### ROAD RENUMBERING UPDATE

Mr. Thorpe asked those present to pass the word that property owners should continue to post new numbers. Signs should be placed in a visible area on the property itself if there isn't a mailbox. Mr. Thorpe has contacted the three local post offices, Chadds Ford, West Chester and Glen Mills, regarding the renumbering.

## NEW BUSINESS

### OSBORNE PLACE

Jim Fritsche of Regester Associates, present on behalf of the applicant, updated Board members as to changes that had been made to the plans subsequent to prior Board approval in May, 2002.

#### MOTION TO APPROVE RESOLUTION 2003-11 – OSBORNE PLACE

Upon motion and second (Thorpe, D'Elia), the Board of Supervisors unanimously approved Resolution 2003-11, Preliminary/Final Land Development Plans - Osborne Place.

### CORNERSTONE

Jeff Blanton was present to inform Board members of changes that had been made to the plans for the Cornerstone development pursuant to PennDOT requirements. Mr. Blanton had previously reviewed the changes with Planning Commission members and the Township Engineer.

#### MOTION TO APPROVE RESOLUTION 2003-12 – CORNERSTONE

Upon motion and second (Shipley, D'Elia), the Board of Supervisors unanimously approved Resolution 2003-12, Preliminary/Final Land Development Plans – Cornerstone.

### LAWRIE PROPERTY PRESENTATION

Donald T. Petrosa, Esquire, representing DHF, Inc., Tom Lawrie, Michael Cantwell and Stewart Anish were in attendance to present a sketch plan of a proposed subdivision of the Lawrie property, located south and west of Concordville Nissan. The property straddles two townships, with 27.8 acres in Chadds Ford Township and 5 acres in Concord Township. Mr. Petrosa asked the Board to consider rezoning the R1

portion to R2, thus permitting a 19 lot subdivision, with 6.7 acres to remain as passive open space, along with the 5 acres in Concord Twp, or approximately 38%. Development of the site would be contingent upon obtaining public water and sewer, with a need to explore the capacity at the Ridings plant.

Access to the property is problematic, with the only access available from Route 202, the cost of which would necessitate rezoning in order to construct 19 new homes to offset the expense of an access road. Current zoning would permit only 14 homes.

Mr. Thorpe stated that the plan would prohibit commercial development of the land on Route 202. Mr. Taylor voiced no major objects to the sketch plan. Mr. Kelly suggested that grading, sewage, and stormwater management issues will need to be addressed.

The consensus of the Supervisors was that they would be favorable to such a subdivision if there are no major objections from adjoining neighbors and taking all other issues into consideration.

#### BED and BREAKFAST ORDINANCE

A public hearing had been held at 7:00 PM, prior to this evening's Board of Supervisor's meeting. Mr. Thorpe suggested continuing the public meeting to be reconvened at 7:00 PM on June 4, 2003, prior to the Board of Supervisor's meeting, in order to have time to review paragraph (C) (i). The Township Solicitor will advise as to the necessity of re-advertising. The Board also asked the Planning Commission and HARB to review the proposed ordinance.

#### RELEASE OF ESCROW MONIES – VARIOUS DEVELOPMENTS

Mrs. Furlong reported that in response to requests from the following applicants and subject to final determination that no bills are outstanding, she was recommending release of escrow funds in the following amounts:

Leonard C. Giunta	-	Zoning Hearing Board	- \$
700.00			
Shurgard	-	Land Development	-
\$ 5,000.00			
Donald J. Keenan	-	Development Escrow	- \$
5,000.00			
Saunders Estate	-	Subdivision Escrow	-
\$ 3,750.00			

700.00	Kathleen Gajdos	-	Zoning Hearing Board	- \$
700.00	Anthony & Sylvan Pools	-	Grading Escrow	- \$
700.00	Anthony & Sylvan Pools	-	Grading Escrow	- \$
700.00	Deborah Love D'Elia	-	Appeal	- \$
700.00	Elwyn, Inc.	-	Grading Escrow	- \$

**MOTION TO APPROVE RELEASE OF ESCROW FUNDS**

Upon motion and second (Thorpe, D'Elia), the Board of Supervisors unanimously approved the release of escrow funds in the amounts and to the applicants as listed above.

**MOTION TO APPROVE REDUCTION IN LETTER OF CREDIT –  
HENDERSON LOT 11**

Upon motion and second (Shipley, Thorpe), upon recommendation of James C. Kelly, Township Engineer, the Board of Supervisors approved a reduction in the letter of credit of Henderson Lot 11, in the amount of \$ 87,975.00, with a remaining balance of \$250,025.00.

Mr. Thorpe reported that he had spoken to a representative of Applied Card regarding the establishment of an escrow fund to pay expenses incurred by the Township for the traffic signal at Applied Card way. Mrs. Furlong is to prepare an estimate as to yearly expenses and will coordinate procedures with Applied Card.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:43 PM.

Respectfully submitted,  
MARYANN D. FURLONG,  
Township Secretary